

## *St. Louis City Ordinance 62849*

FLOOR SUBSTITUTE

BOARD BILL NO. [92] 304

INTRODUCED BY ALDERMAN JO ANN WAYNE

An Ordinance recommended by the Airport Commission and the Board of Public service authorizing and directing the Mayor and the Comptroller to execute and deliver to the Missouri Highway and Transportation Commission a Special Warranty Deed with a Reversionary Clause conveying and dedicating approximately 3.83 acres of land for the improvement of Interstate Highway 70 at the southwestern edge of Lambert St. Louis International Airport and approximately 2.15 acres of land to be used for temporary easements during said construction and improvement of said highway, which Special Warranty Deed shall read in words and figures as set out in Section One of this Ordinance; and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

Section One. The Mayor and the Comptroller are hereby authorized and directed to execute and deliver to the Missouri Highway and Transportation Commission a Special Warranty Deed with a Reversionary Clause which shall read in words and figures as follows.

Route: I 70

County: St. Louis

Project: J6I0281E

Job No.: 6 I 281E

Parcel: 1 (Dedication)

### SPECIAL WARRANTY DEED

THIS INDENTURE, made this day of , 19 , by and between CITY OF ST. LOUIS, a Municipal Corporation of the State of Missouri, party of the first part, and the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION, party of the second part.

WITNESSETH, that the said party of the first part, in consideration of the sum of ONE DOLLAR AND NO/100THS (\$1.00) DOLLARS, to it paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell and convey unto said party of the second

part, its successors and assigns, the following described real estate and interest in real estate in the county of St. Louis, State of Missouri, to wit:

All that part of Grantor's land located in U. S. Surveys 406 and 2625, Township 46 North, Range 6 East in St. Louis County, Missouri, and described as follows: an irregular shaped tract of land bounded on the Southwest, South, Southeast, East, Northeast and North by a Southwest, South, Southeast, East, Northeast and North property line of Grantor's; Grantor's said Southwest, South and Southeast property lines being also the existing Northeast, North and Northwest right of way lines of Interstate Route 70; and Grantor's said East and Northeast property lines being also the existing West and Southwest right of way lines of Cypress Road; and Grantor's said north property line being also the existing south right of way line of Hunter Road; and on the North, Northwest, West, Southwest and South by a line beginning at a point in the said existing Northeast right of way line of Interstate Route 70, being 195 feet perpendicular distance North of Station 305+75 on the hereinafter described survey centerline of Interstate Route 70; thence Easterly to a point 180 feet perpendicular distance North of survey centerline Station 308+00; thence continuing Easterly and parallel with said survey centerline, to a point opposite survey centerline Station 317+00; thence Northeasterly to a point 214.36 feet perpendicular distance North of survey centerline Station 318+75.57; thence Northerly to a point 38 feet radial distance West of P. C. Station 7+94.97 on the hereinafter described baseline of Ramp "I" of Interstate Route 70; thence continuing Northerly to a point 60 feet perpendicular distance West of baseline Station 6+40; thence Northwesterly to a point 55 feet radial distance South of P.C. Station 6+50.76 on the hereinafter described centerline of Hunter Road; thence continuing Northwesterly to a point 45 feet perpendicular distance South of P.T. Station 9+35.76; thence continuing Northwesterly to a point in the said existing South right of way line of Hunter Road, being 25 feet perpendicular distance South of centerline Station 11+00; and on the Northeast, East, Southeast, South and Southwest by a line beginning at a point in the said existing Northwest right of way line of Interstate Route 70, being 222.09 feet radial distance North of Station 321+51.40 on the hereinafter described survey centerline of Interstate Route 70; thence Northerly to a point 60 feet perpendicular distance East of Station 7+22.22 on the hereinafter described baseline of Ramp "I" of Interstate Route 70; thence continuing Northerly and parallel with said baseline, to a point opposite baseline Station 6+48; thence Northeasterly to a point 65 feet perpendicular distance South of Station 3+00 on the hereinafter described centerline of Hunter Road; thence Easterly and parallel with said centerline, to a point opposite centerline Station 1+00; thence Southeasterly to a point in the said existing West right of way line of Cypress

Road, being 45 feet perpendicular distance West of Station 31+55 on the hereinafter described centerline of Cypress road, and containing 3.83 acres, more or less, (and/or 166,973 square feet, more or less) of Grantor's land.

The survey centerline of Interstate Route 70, the centerline's of Cypress Road and Hunter Road, and the baseline of Ramp "I" of Interstate Route 70 are described as follows:

Commencing at a Cross Cut in an Old Concrete Land Survey Monument (top broken) at the Northeast corner of U. S. Survey 406, Township 46 North, Range 6 East in St. Louis County, Missouri; said monument being set by Summa Moore, Inc., L. S. 466 and recorded in Book 7432 Page 2464 of the St. Louis County Recorder's Office; thence South 07 degrees 14 minutes 36 seconds West for a distance of 225.55 feet to Station 328+31.12 on the survey centerline of Interstate Route 70, BEING THE POINT OF BEGINNING; thence North 87 degrees 29 minutes 36 seconds East along said survey centerline of Interstate Route 70 for a distance of 668.88 feet to survey centerline Station 335+00, BEING A POINT OF ENDING.

BEGINNING AGAIN at Station 328+31.12 on the survey centerline of Interstate route 70; thence South 87 degrees 29 minutes 36 seconds West along said survey centerline of Interstate Route 70 for a distance of 31.55 feet to survey centerline P. T. Station 327+99.57; thence Southwesterly along said survey centerline of Interstate Route 70 and on the arc of a curve to the right, having a radius of 5729.65 feet for a distance of 700 feet to survey Equation P. C. Station 320+99.57 AHEAD equals survey centerline Station 320+99.74 BACK; thence North 85 degrees 30 minutes 24 seconds West along said survey centerline of Interstate Route 70 for a distance of 2099.74 feet to survey centerline Station 300+00, BEING A POINT OF ENDING.

BEGINNING at Station 323+93.07 on the survey centerline of Interstate Route 70, said Station being also Station 35+54.78 on the centerline of Cypress Road; thence North 20 degrees 49 minutes 26 seconds East along said centerline of Cypress Road for a distance of 654.78 feet to centerline Station 29+00, BEING A POINT OF ENDING.

BEGINNING at Station 30+34.26 on the centerline of Cypress Road, said Station being also Station 0+00 on the centerline of Hunter Road; thence North 69 degrees 11 minutes 17.8 seconds West along said centerline of Hunter Road for a distance of 650.76 feet to centerline P. C. Station 6+50.76; thence Northwesterly along said centerline of Hunter Road and on the arc of a curve to the left, having a radius of 1,145.92 feet for a distance of 285 feet to centerline

P. T. Station 9+35.76; thence North 83 degrees 26 minutes 17.8 seconds West along said centerline of Hunter Road for a distance of 264.24 feet to centerline Station 12+00, BEING A POINT OF ENDING.

BEGINNING at Station 4+42.88 on the centerline of Hunter Road, said Station being also Station 5+00 on the baseline of Ramp "I" of Interstate Route 70; thence South 20 degrees 49 minutes 36 seconds West along said baseline for a distance of 222.42 feet to baseline P. O. T. Station 7+22.42; thence North 69 degrees 10 minutes 24 seconds West for a distance of 22 feet to baseline Station 7+22.42; thence south 20 degrees 49 minutes 36 seconds West along said baseline for a distance of 72.55 feet to baseline P. C. Station 7+94.97, BEING THE POINT OF ENDING.

Also, all abutter's rights of direct access between the highways now known as Interstate Route 70, Ramp "A" of Interstate Route 70, Ramp "I" of Interstate Route 70, Cypress Road, Hunter Road and Grantor's abutting land; except there is reserved and excepted to Grantor, its successors and assigns, the usual right of direct access to Cypress Road from a point opposite Station 32+79.50 on the above described centerline of Cypress Road, Northerly to a point opposite centerline Station 31+55; and also from a point opposite centerline Station 30+09.26 Northerly to Grantor's North property line; Also, there shall also be the usual right of direct access to Hunter Road on the South from a point opposite P. C. Station 6+50.76 on the above described centerline of Hunter Road Westerly to Grantor's West property line; and there shall be the usual right of direct access to Hunter road on the North, from a point opposite P. C. Station 6+50.76 Westerly to Grantor's West property line.

Also, a temporary easement for the construction or improvement of an entrance, described as a tract of land bounded on the North by the south line of the above described tract for new right of way; and on the East, South and West by a line beginning at a point in the said South line of the above described tract for new right of way, being 56 feet radial distance South of Station 8+40 on the above described centerline of Hunter Road; thence Southerly to a point 71 feet radial distance South of said centerline Station 8+40; thence Westerly and radial to said centerline, to a point opposite centerline Station 9+00; thence Northerly to a point in the said South line of the above described tract for new right of way, being 51 feet radial distance South of said centerline Station 9+00.

Upon completion of the construction or improvement of an entrance, the easement rights in said last described tract shall cease and be no longer in effect.

Also, a temporary easement for the construction or improvement of Hunter Road and Ramp "I" of Interstate Route 70 and for the construction of a retention basin described as a tract of land bounded on the Southeast and East by a Southeast and East property line of Grantor's; Grantor's said Southeast property line being also the existing Northwest right of way line of Interstate Route 70 and Grantor's said East property line being also the existing West right of way line of Cypress Road; and bounded also on the Southwest, West, Northwest, North and Northeast by the Northeast, East, Southeast, South and Southwest lines of the above described tract for a new right of way and being more particularly described as follows: Beginning at a point in the said existing Northwest right of way line of Interstate Route 70, being 222.09 feet radial distance North of Station 321+51.40 on the above described survey centerline of Interstate Route 70; thence Northerly to a point 60 feet perpendicular distance East of Station 7+22.22 on the above described baseline of Ramp "I" of Interstate Route 70; thence continuing Northerly and parallel with said baseline, to a point opposite baseline Station 6+48; thence Northeasterly to a point 65 feet perpendicular distance South of Station 3+00 on the above described centerline of Hunter Road; thence Easterly and parallel with said centerline, to a point opposite centerline Station 1+00; thence Southeasterly to a point in the said existing West right of way line of Cypress Road, being 45 feet perpendicular distance West of Station 31+55 on the above described centerline of Cypress Road; thence Southerly, along said existing West right of way line of Cypress Road, and parallel with said centerline, to a point in the said existing Northwest right of way line of Interstate Route 70, being opposite centerline Station 32+79.50 on the said centerline of Cypress road; thence Southwesterly along said existing Northwest right of way line of Interstate Route 70, to the point of beginning.

Upon completion of the construction or improvement of Hunter Road and Ramp "I" of Interstate Route 70 and for the construction of a retention basin, the easement rights in said last described tract shall cease and be no longer in effect.

Also, a temporary easement for the construction or improvement of Lambert Access Road, described as being bounded on the West by a West property line of Grantor's; Grantor's said West property line being also the existing East right of way line of Cypress Road; and on the Southeast, East and North by a line beginning at a point in the said existing East right of way line of Cypress Road, being 50 feet perpendicular distance East of Station 31+75 on the above described centerline of Cypress Road; thence Northeasterly to a point 190 feet perpendicular distance East of centerline Station 31+00; thence Northerly and parallel with said centerline, to a point opposite centerline Station 30+35;

thence Westerly to a point in the said existing East right of way line of Cypress Road, being 50 feet perpendicular distance east of centerline Station 30+35.

Upon completion of the construction or improvement of Lambert Access Road, the easement rights in said last described tract shall cease and be no longer in effect.

The above described three (3) temporary easements contain 2.15 acres, more or less, (and/or 93,485 square feet, more or less) of land.

The Parties hereto further agree that if the above described real property, or any part of it, is not, or ceases to be, used for public Right of Way purpose, the Title to said real property will revert to the Party of the First Part and the Party of the Second Part will File of Record documents necessary to clear the Titles thereto within a reasonable period of time thereafter.

TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said party of the second part, its successors and assigns; the said party of the first part hereby covenants that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claims.

IN WITNESS WHEREOF, the said party of the first part has executed the above the day and year first above written.

Vincent C. Schoemehl, Jr.  
Mayor

# Virvus Jones Comptroller

STATE OF MISSOURI)

CITY OF ST. LOUIS ) ss. On this day of 1992, before me appeared VINCENT C. )  
 ) SCHOEMEHL, JR. AND VIRVUS JONES, to me  
 personally known, who being by me duly sworn, did say that they are the  
 Mayor and Comptroller of the City of St. Louis, and seal affixed to the  
 foregoing instrument is the seal of said City and that said instrument was  
 signed and sealed by authority of Ordinance No. and said Mayor and  
 Comptroller acknowledged said instrument to be the free act and deed of said  
 City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal in the City and State aforesaid.

Notary Public

My term expires:

Section Two. This being an Ordinance providing for a public work and improvement, it is hereby declared to be an emergency measure as defined in Article IV, Section 20 of the City Charter and shall become effective immediately upon approval by the Mayor.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
01/08/93	01/08/93	T&C		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
01/22/93			01/29/93	01/29/93
ORDINANCE	VETOED		VETO OVR	
62849				